

Delegated Report		Analysis sheet		Expiry Date:	11/03/2009	
		N/A / attached		Consultation Expiry Date:	-	
Officer			Application Number(s)			
Charles Thuaire			2009/0285/P			
Application Address			Drawing Numbers			
Royal Free Hospital Pond Street London NW3 2PZ			See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Details of a construction management plan pursuant to condition 10 of the planning permission dated 15/12/08 (2008/4930/P) for alterations to the main vehicular and pedestrian access and parking on upper and lower deck levels facing Pond Street, including installation of canopies outside façade and main entrance, canopy enclosures and café kiosk and associated landscaping around existing sculpture outside main entrance						
Recommendation(s):		approve				
Application Type:		Approval of Details				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:		-				
CAAC/Local groups* comments: *Please Specify		-				

Site Description

Large hospital with its main entrance facing Pond Street. Currently it has 2 decks and a complicated vehicular access arrangement to service the lower ground floor A&E Department and the upper level main pedestrian entrance to the hospital, and has 2 vehicular entrances off Pond Street plus a narrow lane leading west to Rowland Hill Street off Haverstock Hill. There is a grass verge with trees between the entrance decks and Pond Street which is assumed to be within Council's control. Opposite are private residential properties within the Hampstead Conservation Area. Pond Street is uphill and heavily used by buses, ambulances and traffic accessing the hospital.

Relevant History

30.5.07- pp for alterations and extensions to the Pond Street entrance area, including a single storey infill extension and projecting canopy to the main entrance at upper ground floor level, alterations to the lower and upper floor servicing areas comprising removal of internal access ramp and extension of upper ground car parking deck and associated alterations to road layout, pedestrian facilities and boundary walls.

15/12/08 (2008/4930/P)- pp for alterations to the main vehicular and pedestrian access and parking on upper and lower deck levels facing Pond Street, including installation of canopies outside façade and main entrance, canopy enclosures and café kiosk and associated landscaping around existing sculpture outside main entrance, as an amendment to planning permission dated 30.5.07.

Relevant policies

T16

Assessment

Condition 10 requires details of a construction management plan to be submitted as the scheme has the potential for affecting and even obstructing the road network in the locality and bus routes on Pond Street outside, as well as local residential amenity.

The submitted CMP has been revised to include details of the construction traffic routes, vehicle sizes/types/numbers and a project programme and is now considered acceptable by transport officers.

The condition can now be discharged.

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